

**Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses,
 LOC2023-0244**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.20 hectares ± (0.49 acres ±) located at 405, 407, 411 and 415 – 19 Street NW (Plan 2554AC, Block 21, Lots 8, 9 and 10; Plan 8942GB, Block 21, Lots 2, 3 and 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to Housing – Grade Oriented (H-GO) District to allow for grade-oriented development in a range of housing forms at a scale compatible with low density residential districts.
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The proposed H-GO District would allow for more housing to be developed on this site and make more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? Providing an adequate supply of housing options is one part of managing the cost of housing in Calgary. The proposed H-GO District would allow for more market housing to be developed which may better accommodate the evolving housing needs of different age groups, lifestyles and demographics.
- A development permit has not been submitted at this time.
- On 2024 May 14, City Council approved Bylaw 21P2024 to redesignate multiple parcels city-wide, including this parcel. Bylaw 21P2024 will be in force on 2024 August 6.

DISCUSSION

This land use amendment application in the northwest community of West Hillhurst was submitted by CivicWorks on behalf of the landowners, Adam Jiwani, Sahra Kanji-Jiwani and Samir Lalani, on 2023 August 27. **The Applicant Submission (Attachment 2) outlines the development vision for total of 17 units and 15 secondary suites in four separate buildings. A conceptual plan showing the proposed layout is included in the Applicant Outreach Summary (Attachment 3). A development permit (DP2024-03857) has been submitted and is under review.**

The approximately 0.20 hectare (0.49 acre) site is located mid-block on the west side of 19 Street NW between 4 Avenue and 5 Avenue NW. Each of the four parcels are currently developed with a single detached dwelling and some of them have rear detached garages. The site has vehicle access by a paved rear lane that runs from 4 Avenue NW to 5 Avenue NW. Development in the vicinity is a mix of old and new single detached dwellings as well as new duplex developments. Immediately south is a neighbourhood commercial street along 19 Street NW that has seen recent mixed-use developments up to five storeys in height.

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A detailed planning evaluation of the application, including maps and site context is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant attended a virtual meeting with the West Hillhurst Community Association (CA) on 2023 September 18, circulated letters to adjacent residents within 200 metres, displayed custom signage on-site, and provided feedback mechanisms via email, phone and a project website. The Applicant Outreach Summary including themes from engagement, conceptual plans, shadow studies and proposed details around waste management can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received letters of opposition from 31 members of the public and received four letters of support. The letters of opposition primarily centered around the impacts of the development on traffic congestion, parking demand and safety impacts on other users. In particular, there was concern that families and children using the streets and rear lane to get to school would be at risk from the additional traffic generated by the development. Other letters raised concerns about the location of the proposal, citing concerns about a lack of nearby amenities including a grocery store and transit access. Finally, some letters raised concerns about the proposed impacts on adjacent properties, in particular shadowing on the single detached lot to the north and impacts on noise and property values for lots immediately surrounding the site.

The four letters of support indicated that they were supportive of the proposal because the site was ideally located for H-GO type development, and because they supported having additional housing and housing density in the community.

The CA provided a letter in opposition on 2024 April 25 (Attachment 4). The CA response raised concerns from the community about issues around traffic, density, height, shadowing, waste management and safety. The letter also raised concerns that the CA felt the site did not meet the location criteria found within the purpose statement of the proposed H-GO District. Based on the established approach to measuring distance from a Main Street area, Administration has concluded that the site does meet the location criteria for H-GO. The location criteria are discussed in more detail in Attachment 1.

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Issues related to parking, servicing, and the impacts of site design on adjacent properties will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment application will be posted on-site and mailed out to adjacent landowners. In addition, Commission’s recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

This land use amendment would enable the development of more housing in a variety of housing types to cater to different age groups, lifestyles, and demographics, which may contribute to a more inclusive community.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

This land use amendment would allow for an efficient use of land, existing infrastructure and local services and would provide more housing choice in the community.

Service and Financial Implications

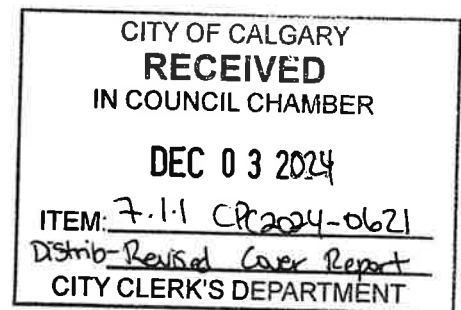
No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response



Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform